

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: October 20, 2005

ITEM NO. _____

CASE NUMBER/
PROJECT NAME

62-DR-2005
Barolo Place Condominiums

LOCATION

10757 N. 74th Street

REQUEST

Request approval of a site plan and elevations for a 65-unit condominium/
townhome community.

OWNER

Zaremba Group
770-431-6250

ENGINEER

Wood, Patel & Associates
480-834-3300

ARCHITECT/
DESIGNER

Acanthus Architecture
274-5000

APPLICANT/
COORDINATOR

Kent Chantung
Zaremba Residential Co.
480-313-4313

BACKGROUND

Zoning.

In August 2004, the property was rezoned to the Multi-Family Residential District (R-3) to allow the proposed multi-family residential development on this property.

Context.

This property is located at the northeast corner of Shea Boulevard and 74th Street, and slightly slopes to the south. The property abuts single-family homes to the north and east, and commercial properties are located to the west and south. The property is currently vacant and has been used for seasonal sales of holiday items.

Adjacent Uses:

- North: Single-family residential, zoned R1-7 PRD District.
- South: Offices and fire station, zoned S-R District.
- East: Single-family residential, zoned R1-7 PRD District.
- West: Commercial center, zoned C-2 District.

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant requests approval for a site plan, a landscape plan, and elevations for a new two-story residential condominium complex.

Development Information:

- Existing Use: Vacant
- Proposed Use: Residential Condominiums
- Parcel Size: 5.46 Net acres, 6.74 Gross acres
- Buildings: 8 Buildings

- Building Height Allowed: 26 Feet
- Building Height Proposed: 26 Feet (2 stories)
- Parking Required: 130 Parking Spaces
- Parking Provided: 147 Parking Spaces
- Open Space Required: 85,621 Square Feet
- Open Space Provided: 90,653 Square Feet
- Number of Units: 65 Units
- Density: 9.6 Units per gross acre

DISCUSSION

One point of access will be provided to 74th Street, with an emergency access provided to Shea Boulevard. Consistent with the zoning approval, buildings along the north side of the property will be set back 28 to 47 feet, and buildings along the east side of the property will be set back 30-45 feet. The applicant proposes to match the existing 75-foot landscaped setback provided along Shea Boulevard directly adjacent to this property to the east, and proposes to transition the setback to 30 feet at the intersection with 74th Street. There will also be landscaped buffers along the north and east property lines planted with mature canopy trees. Also consistent with the rezoning case, buildings are limited to a 26-foot height maximum.

The 2-story buildings are oriented such that access to the garages will be internal to the site, and are positioned with the primary landscaped setting along the public street sides. The eight buildings are composed of four different building types having a contemporary urban Italian Villa architectural style. The stucco-finished buildings will have varying rooflines, massing, and colors. Building materials and colors include two different color schemes containing a variety of earthtone colors. Buildings will also have dark blend concrete roof tiles, bronze window frames, and brown metal accents. To give additional depth to building facades, staff has stipulated that all windows be recessed within the structure.

Entry walls will have brown integrally colored block with ledgerstone veneer accents. Landscaping along Shea Blvd. and 74th Street includes Palo Verde trees consistent with the landscape materials of surrounding properties. Internal landscaping includes a variety of materials, including Live Oak, Palo Verde, and Oleander trees. The proposed Live Oak trees will provide a evergreen screening along the north and south sides of the property, consistent with zoning approval. Pedestrian connections are provided to the exterior streets and at the pool amenity.

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Tim Curtis, AICP
Project Coordination Manager
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

A handwritten signature in black ink, appearing to be 'Tim Curtis', written over a horizontal line.

Tim Curtis, AICP
Report Author

A handwritten signature in black ink, appearing to be 'Lusie Galav', written over a horizontal line.

Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Walls, Gates/Entry Monument
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Project Narrative

The Zaremba Residential Company submits for Development Review Board approval Barolo Place. Barolo Place is a 65-unit luxury condominium/townhouse community that will complete the development of the Shea corridor. The condominiums/townhouses are high quality residential units complete with private amenities to serve residents of the community. Recreational amenities at Barolo Place will include a swimming pool, spa/Jacuzzi area for residents, ramada/cabana with restrooms, and a picnic gathering area around the pool. The condominium/townhouse units are located in two (2) story buildings with a maximum building height of twenty-six (26) feet. Additionally, all units will have a two (2) car-attached garage with direct access from the unit.

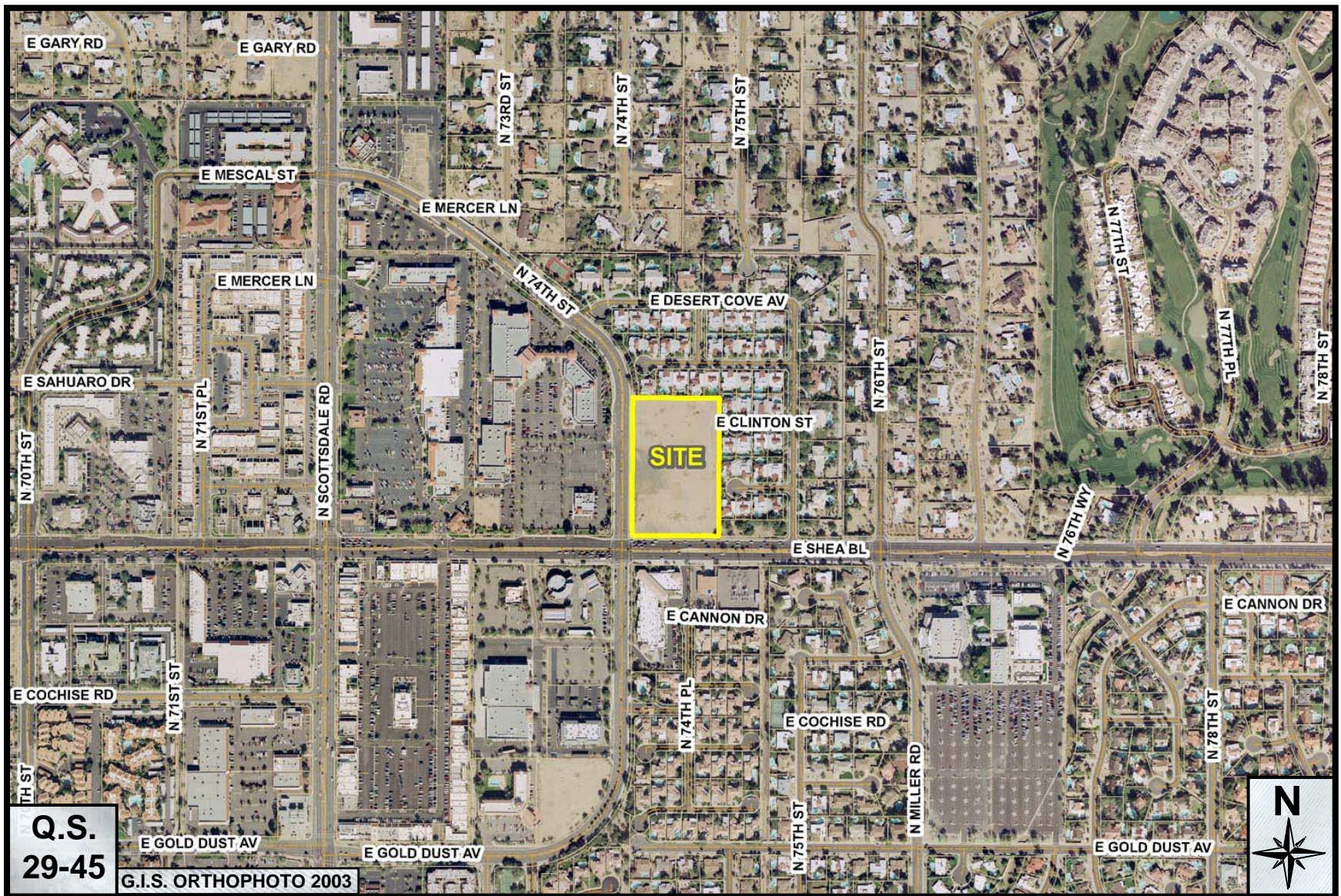
Barolo Place has been designed to take advantage of the surrounding area by providing pedestrian access to adjacent retail, commercial, and entertainment venues. In addition, pedestrian access ways are provided throughout the interior of the development. Barolo Place will feature heavily landscaped areas both at the perimeter and internally. Lush, low water-use greenbelt areas will be utilized throughout the site to connect the residential homes to the swimming pool and recreational area. Additionally, along both 74th Street and Shea Boulevard, Barolo Place will have building setbacks of a minimum of thirty (30) feet resulting in a landscaped setback area of between thirty (30) and eighty (80) feet. It should be noted that Shea Boulevard is designated as a visually important roadway in the General Plan and as a Compromised/High Activity/Commercial Character area in the Scenic Corridor Design Guidelines. Barolo Place is consistent with the streetscape area provided at the Briarwood North Community adjacent to its east.

While Barolo Place is designed to maintain consistency with the surrounding conditions of its community, it also seeks to contribute a new element of architectural style that corresponds with the high quality character of Scottsdale. The eight (8) buildings on the site are composed of (4) different building types. Each building type is consistent with the concept of fusing the timeless elegance of the historic Italian villa with a contemporary urban appeal, while retaining its own distinctive identity. This mix of different building types lends to a more vibrant setting along the 74th and Shea frontages.

Set back from the street behind lush landscape, stands two (2) story stucco finish buildings, painted in hues suggestive of native desert flora and stunning evening sunsets. Architectural features such as varying rooflines, massing, color and horizontal movement of building elements creates appealing street elevations that relate to the human scale. Covered porches, large eave overhangs, protruding balcony walls and tiled window awnings add to the curb appeal of the buildings and also provide essential protection from the elements, most notably, the sun. Entries to units and windows set back behind the outermost building face add to the building's style and support the architectural concept by utilizing the idea of the 'Italian portico', as a shading barrier between building fenestration and harsh sun exposure. Other features such as arched openings and Juliet balcony overhangs are also reminiscent of the classic Italian style, used in a contemporary manner that adds to the project's quality character, timeless elegance and the vibrancy of its surrounding community.

Barolo Place residential units will be two (2) and three (3) bedroom units and ranging in size from approximately 1200 square feet to 1900 square feet. The amenities include designer kitchens with granite counter tops, luxury baths with garden tubs, nine (9) foot ceilings, full size washer and dryers, computer rooms, ceramic tile flooring and many other upgrades that make this project consistent with the high quality nature of the surrounding residential uses. The anticipated market for this community includes young professionals, empty nesters, and retirees.

The Zaremba Residential Company, a division of the Zaremba Group, is a well-known developer of innovative projects across the country with over eighty (80) years of experience in the real estate industry. Zaremba is known for developing high-end multi-family residential communities. Barolo Place, like other Zaremba projects are designed to satisfy the needs of the residents as well as to withstand the test of time.



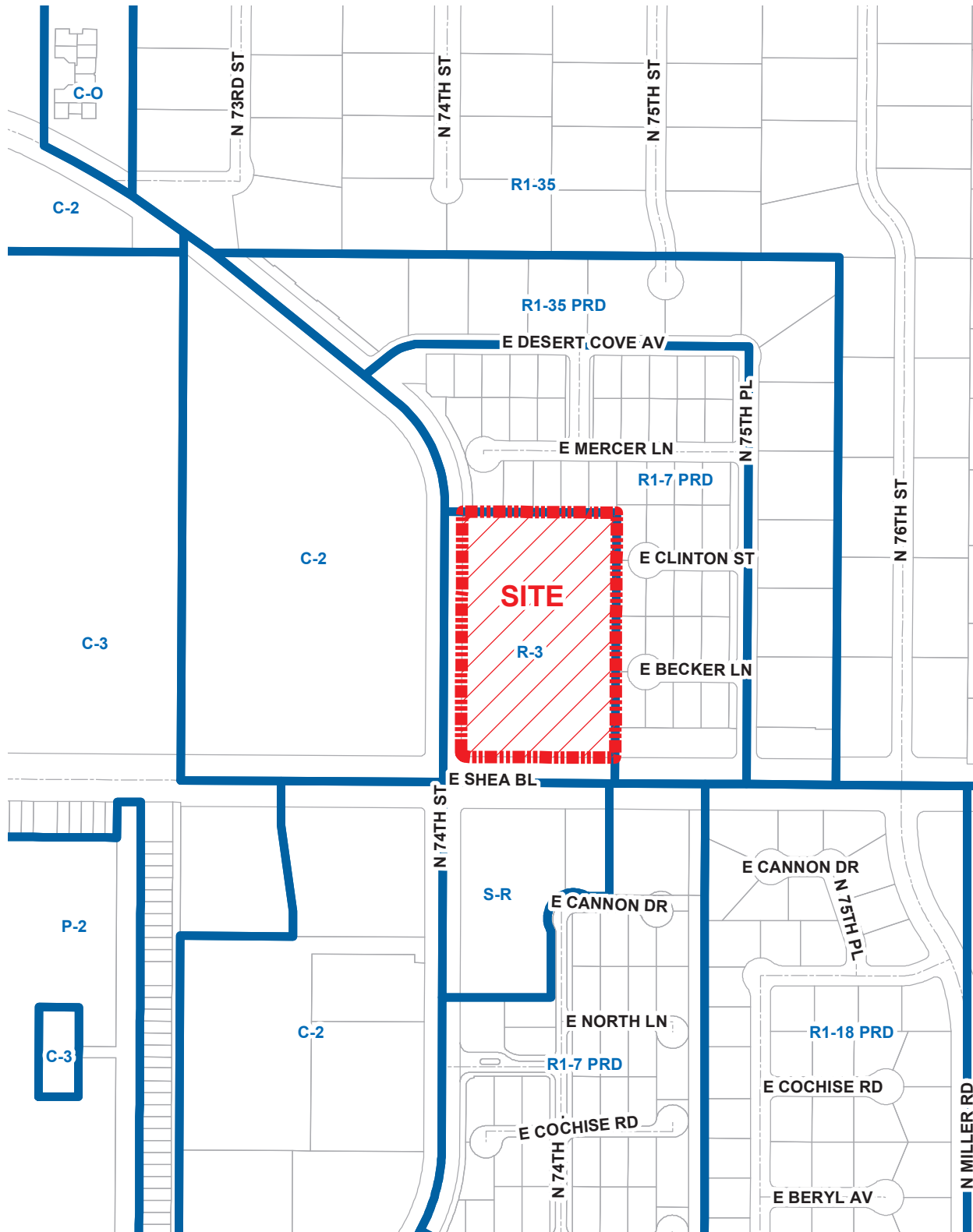
Barolo Place Condominiums



Barolo Place Condominiums

62-DR-2005

ATTACHMENT #2A



62-DR-2005

ATTACHMENT #3



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SITE DRAINAGE

PROJECT NAME:	SHEDS & BARN UNDERSTORY
PROJECT ADDRESS:	10751 North 7th Street
	Scottsdale, AZ
TOWN:	9-1
DATE, CITY, ST:	7-26-2014

LOT SIZE:

SHED LOT AREA:	75,000 sq. ft. (1.7 ac)
LOT TOTAL AREA:	217,000 sq. ft. (5.0 ac)

DENSITY:

# of PARCELS:	48
LOT USE DENSITY:	55 ac/in.
PERMIT USE DENSITY:	55 ac/in.

OPEN SPACE CALCULATIONS:

SHEDS AREA:	75,000 sq. ft.
40% OPEN / 20% BUILD:	30,000 sq. ft.
5% OPEN / 5% BUILD:	3,750 sq. ft.
10% OPEN / 10% BUILD:	7,500 sq. ft.
15% OPEN / 15% BUILD:	11,250 sq. ft.
20% OPEN / 20% BUILD:	15,000 sq. ft.

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PHASED DEVELOPMENTS:
Development of the two new units will be staggered in phase.

62-DR-2005
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BAROLO PLACE

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FOR CREDIT ONLY

These drawings, as legal instruments of professional services of a kind shall render the property of the drafter, architect, engineer, etc.

These drawings shall not be used on other projects or for advertising or the project without the written agreement from the University.

2005

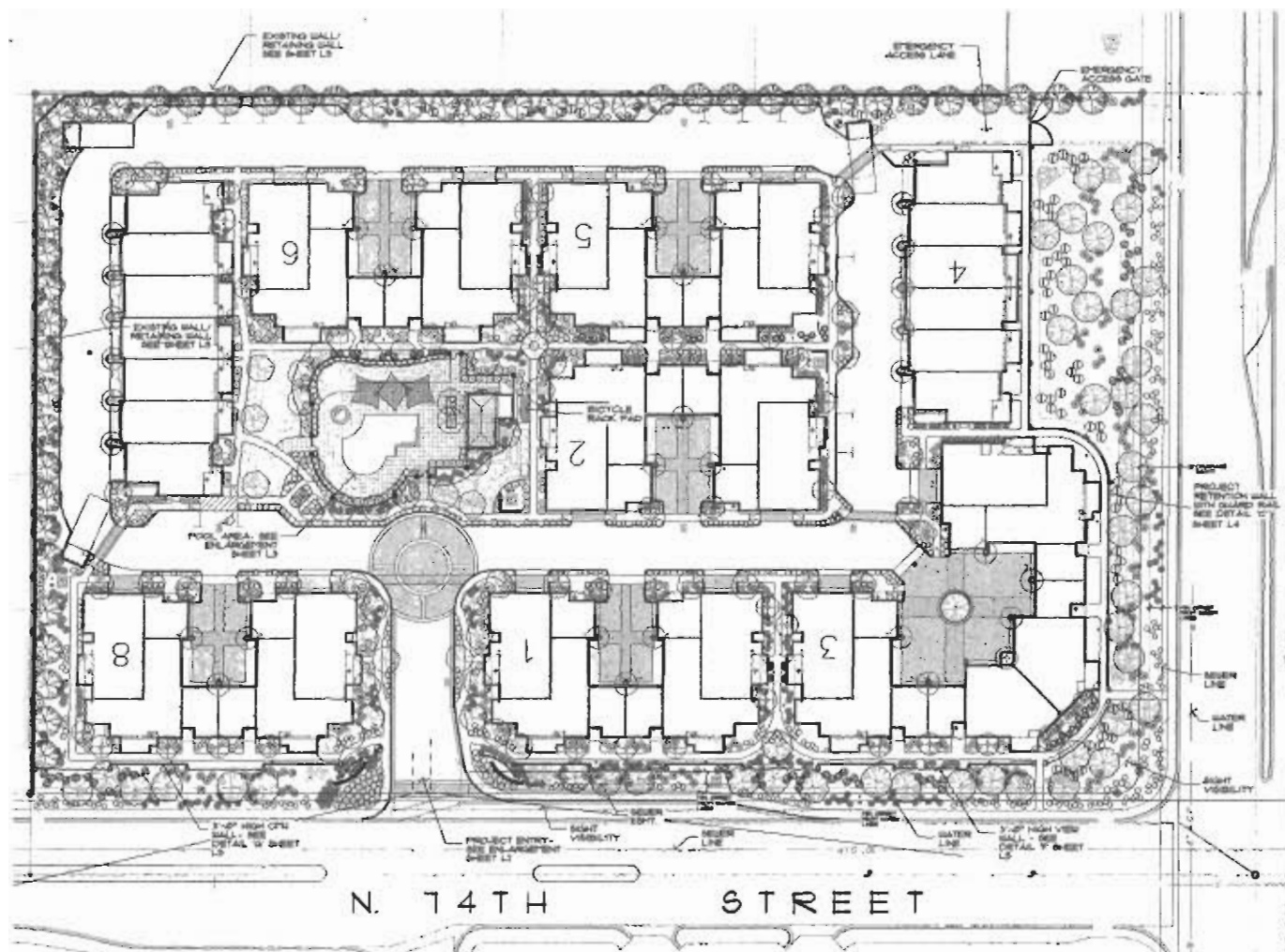
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PLANT LEGEND

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SPECIAL NOTE

NORTH AND EAST PERIMETER TREES R.O. DE D'ALMEIDA (BRCC)
2004-05-20

VICINITY MAP



SITE DATA

PROJECT DATA

PROJECT NAME:	Stallion Creek Commons
PROJECT ADDRESS:	2750 S. Laurel, Trussville, AL 35964
OWNER:	Stallion Creek Commons
DATE:	10/15/03
LOT SIZE:	275,000 sq. ft. (6.3 ac.)
DESIGN LOT AREA:	275,000 sq. ft. (6.3 ac.)
PERMITTED LOT AREA:	275,000 sq. ft. (6.3 ac.)

LOT 611E

200,000 B.F. (long) and
100,000 B.F. (short)

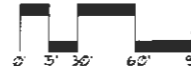
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FRONTAGE OPEN SPACE

1. **PROBLEM STATEMENT** (10%)
2. **ANALYSIS** (20%)
3. **DESIGN** (30%)
4. **IMPLEMENTATION** (20%)
5. **EVALUATION** (20%)

SCALE: 1" = 30'-0"

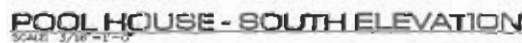
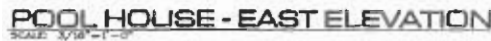


NORTH



ATTACHMENT #5

62-DR-2005
09/09/05



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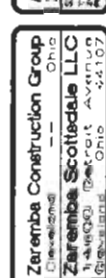
BUILDING #1 PLAN

COLOR SCHEDULE

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KEYNOTES⁽⁶⁾

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87. **87. MORTIMER** **87.2** **THREAT** **THREAT**
88. **88. MORTIMER** **88.2** **THREAT** **THREAT**
89. **89. MORTIMER** **89.2** **THREAT** **THREAT**
90. **90. MORTIMER** **90.2** **THREAT** **THREAT**
91. **91. MORTIMER** **91.2** **THREAT** **THREAT**
92. **92. MORTIMER** <



NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE ROOFING TILE	10000.00	SQ. FT.
2	BUILDING TRIM COLOR	10000.00	SQ. FT.
3	BUILDING COLOR #1	10000.00	SQ. FT.
4	BUILDING COLOR #2	10000.00	SQ. FT.
5	BUILDING COLOR #3	10000.00	SQ. FT.
6	BUILDING COLOR #4	10000.00	SQ. FT.
7	BUILDING COLOR #5	10000.00	SQ. FT.
8	BUILDING COLOR #6	10000.00	SQ. FT.
9	BUILDING COLOR #7	10000.00	SQ. FT.
10	BUILDING COLOR #8	10000.00	SQ. FT.
11	BUILDING COLOR #9	10000.00	SQ. FT.
12	BUILDING COLOR #10	10000.00	SQ. FT.
13	BUILDING COLOR #11	10000.00	SQ. FT.
14	BUILDING COLOR #12	10000.00	SQ. FT.
15	BUILDING COLOR #13	10000.00	SQ. FT.
16	BUILDING COLOR #14	10000.00	SQ. FT.
17	BUILDING COLOR #15	10000.00	SQ. FT.
18	BUILDING COLOR #16	10000.00	SQ. FT.
19	BUILDING COLOR #17	10000.00	SQ. FT.
20	BUILDING COLOR #18	10000.00	SQ. FT.
21	BUILDING COLOR #19	10000.00	SQ. FT.
22	BUILDING COLOR #20	10000.00	SQ. FT.
23	BUILDING COLOR #21	10000.00	SQ. FT.
24	BUILDING COLOR #22	10000.00	SQ. FT.
25	BUILDING COLOR #23	10000.00	SQ. FT.
26	BUILDING COLOR #24	10000.00	SQ. FT.
27	BUILDING COLOR #25	10000.00	SQ. FT.
28	BUILDING COLOR #26	10000.00	SQ. FT.
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71	BUILDING COLOR #69	10000.00	SQ. FT.
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90	BUILDING COLOR #88	10000.00	SQ. FT.
91	BUILDING COLOR #89	10000.00	SQ. FT.
92	BUILDING COLOR #90	10000.00	SQ. FT.
93	BUILDING COLOR #91	10000.00	SQ. FT.
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95	BUILDING COLOR #93	10000.00	SQ. FT.
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98	BUILDING COLOR #96	10000.00	SQ. FT.
99	BUILDING COLOR #97	10000.00	SQ. FT.
100	BUILDING COLOR #98	10000.00	SQ. FT.
101	BUILDING COLOR #99	10000.00	SQ. FT.
102	BUILDING COLOR #100	10000.00	SQ. FT.



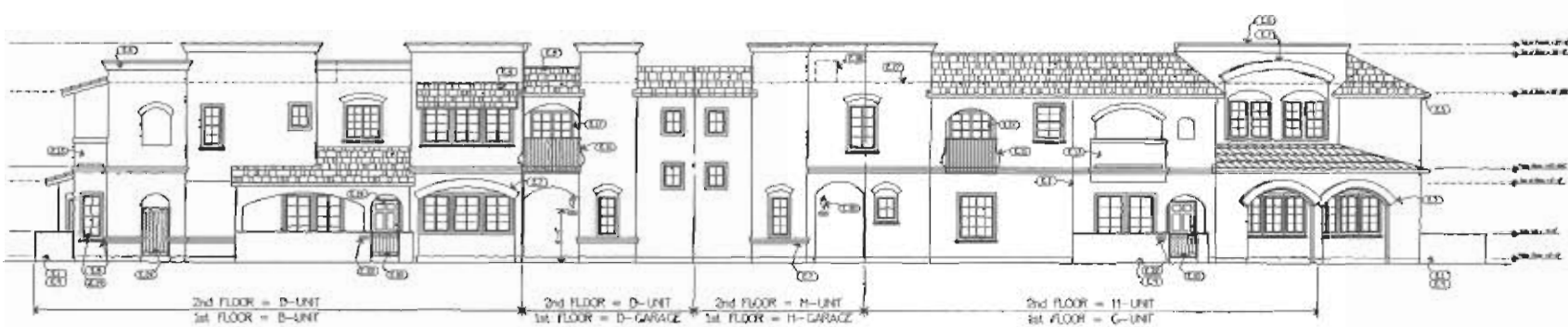
BUILDING #3 PLAN

COLOR SCHEDULE

- CONCRETE ROOFING TILE
- BUILDING TRIM COLOR
- BUILDING COLOR #1
- BUILDING COLOR #2
- BUILDING COLOR #3
- BUILDING COLOR #4
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KEYNOTES

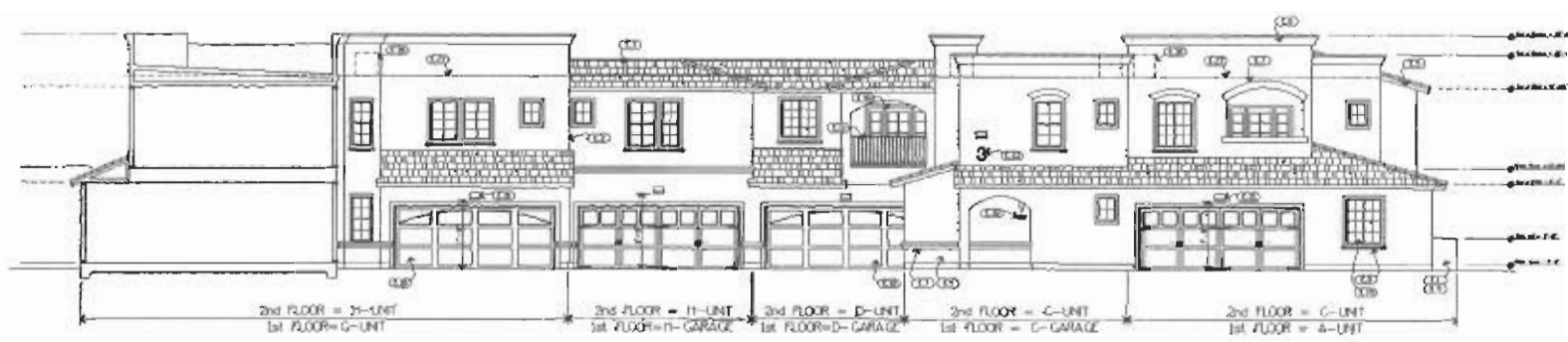
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BUILDING #3 - TYPE 'B' - WEST ELEVATION

SCALE: 3/16" = 1'-0"

62-DR-2005
09/09/05



BUILDING #3 - TYPE 'B' - EAST COURTYARD ELEVATION

SCALE: 3/16" = 1'-0"

NO.	DESCRIPTION
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Acanthus Architecture & Planning
 1001 N. 1st St., Suite 100, Detroit, MI 48201
 Phone: (313) 467-1001
 Fax: (313) 467-1002
 Email: info@acanthusap.com
 Website: www.acanthusap.com

Zaremba Construction Group
 1001 N. 1st St., Suite 100, Detroit, MI 48201
 Phone: (313) 467-1001
 Fax: (313) 467-1002
 Email: info@zaremba.com
 Website: www.zaremba.com

Zaremba Scottsdale LLC
 14500 Detroit Avenue
 Scottsdale, Arizona 85254

BADOLLO place
 1001 N. 1st St., Suite 100, Detroit, MI 48201
 Phone: (313) 467-1001
 Fax: (313) 467-1002
 Email: info@badollo.com
 Website: www.badollo.com

A2.4

09/09/05

[illegible][illegible]

Zarimba Construction Group
Cleveland — Ohio

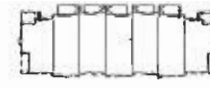
Zarimba Scottsdale LLC
71400 Diarafa Avenue
Cleveland — Ohio 44107

04714
ALC. CL. 100
ON 1/17/85
04714-138

A2.5



62-DR-2005
09/09/05



BUILDING #7 PLAN

KEYNOTES

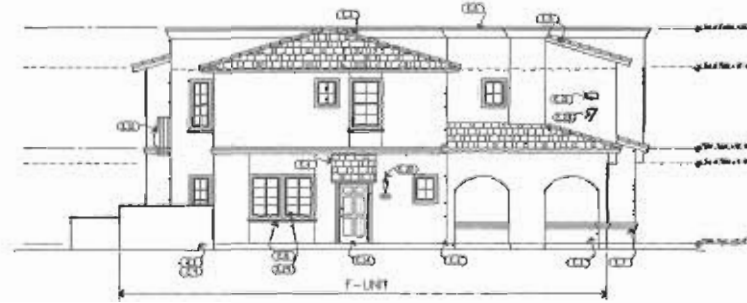
1. EXISTING LOT 10000 Area
2. EXISTING LOT 10000 Area
3. EXISTING LOT 10000 Area
4. EXISTING LOT 10000 Area
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15. EXISTING LOT 10000 Area
16. EXISTING LOT 10000 Area
17. EXISTING LOT 10000 Area
18. EXISTING LOT 10000 Area
19. EXISTING LOT 10000 Area
20. EXISTING LOT 10000 Area

COLOR SCHEDULE

- CONCRETE ROOFING TILE
- PAVE - PAVED AREA
- BUILDING TRIM COLOR
- BUILDING COLOR #1
- BUILDING COLOR #2
- BUILDING COLOR #3
- BUILDING COLOR #4
- BUILDING COLOR #5
- BUILDING COLOR #6
- BUILDING COLOR #7
- ORNAMENTAL METAL COLOR
- ALUMINUM WINDOW FRAMES



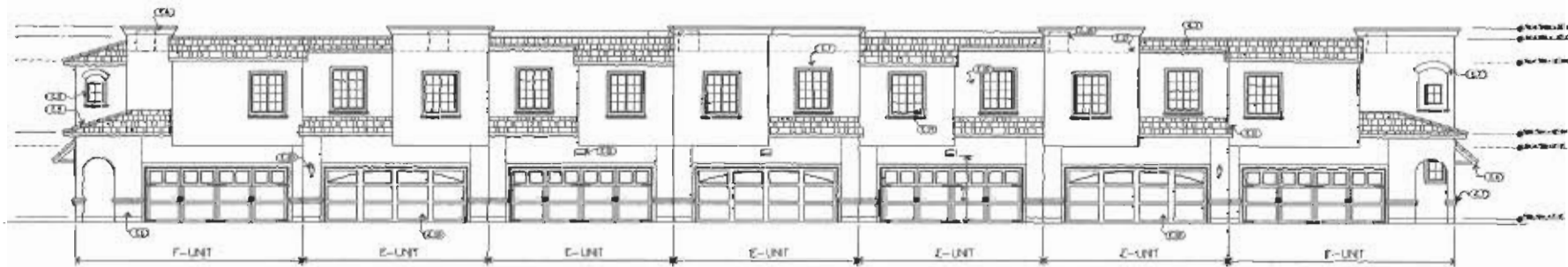
BUILDING #7 - TYPE 'D' - WEST ELEVATION
SCALE: 3/16" = 1'-0"



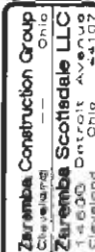
BUILDING #7 - TYPE 'D' - EAST ELEVATION
SCALE: 3/16" = 1'-0"

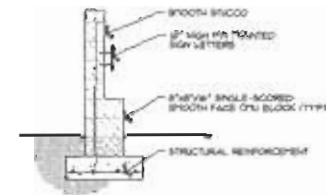


BUILDING #7 - TYPE 'D' - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



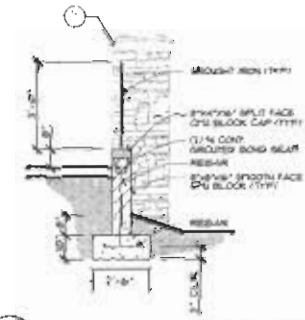
BUILDING #7 - TYPE 'D' - NORTH ELEVATION
SCALE: 3/16" = 1'-0"





SCALE: 1/4" = 1'-0"

SCALE 1/4" = 1'-0"



SCALE: 1/2" = 1'-0"

SCALE 1/2"=1'-0"



SCALE: 1/2"=1'-0"



PRINTED BY: The Commercial Press

SHEET NO.

L4

ATTACHMENT #7

62-DR-2005
09/09/05



McGough Group
 Landscape Architecture
 10151 North 14th Street
 Scottsdale, Arizona 85258
 480-351-5953
 480-351-5954 Fax



PRELIMINARY HARDSCAPE DETAILS

BAROLO PLACE

10151 North 14th Street
 Scottsdale, Arizona

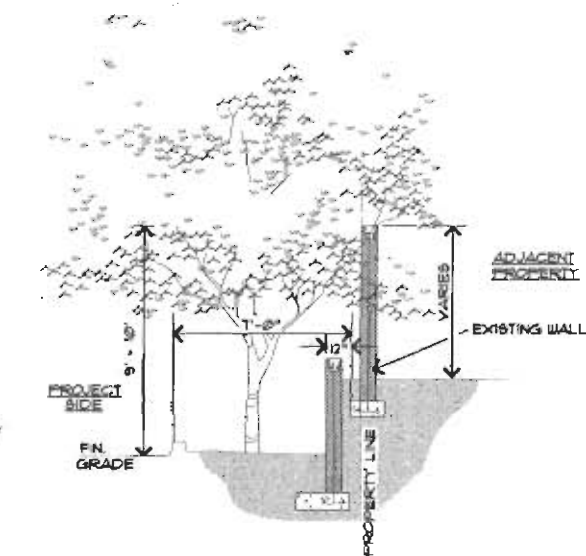
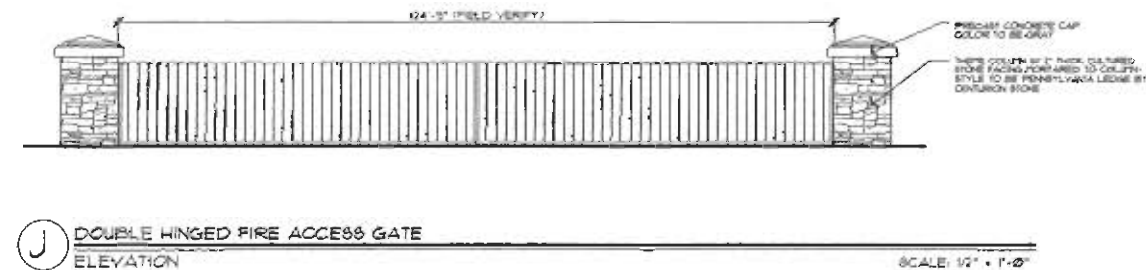
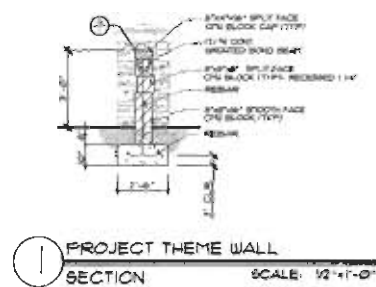
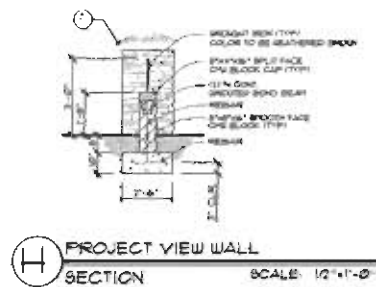
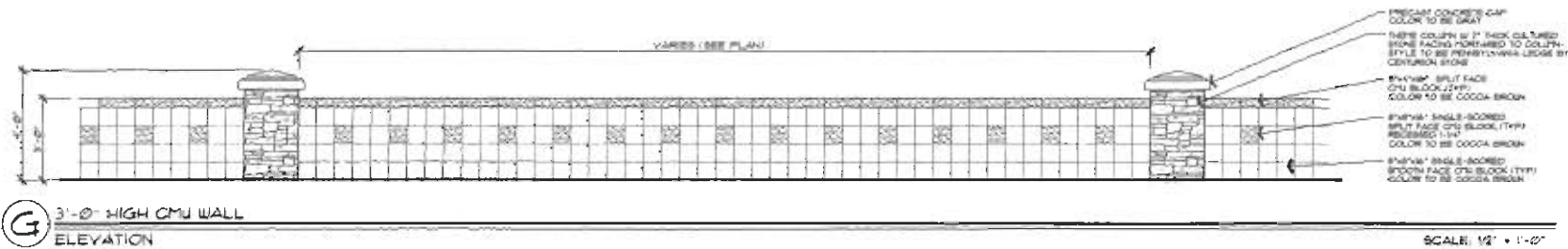
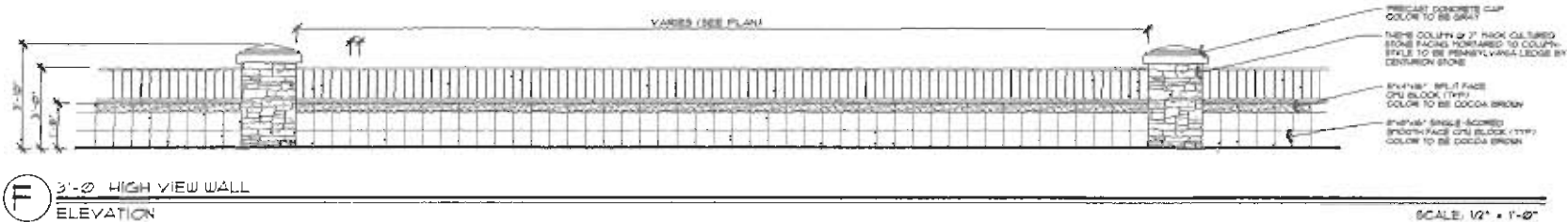
PREPARED FOR: Zaretski Residential Company

These drawings, its legal requirements, or professional services are, and shall remain the property of the landscape architect.

These drawings shall not be used on other projects or for additions to the project except by written agreement from the landscape architect.

JOB NO.
 DATE: 03-02-05
 DRAWN BY: JLM
 CHECKED BY: JLM
 REVISIONS: 05-16-05
 06-29-05

SHEET NO.
 L5



62-DR-2005
 09/09/05

Barolo Place
10757 N. 74th Street
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.

☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

AS SHOWN

☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADJUSTMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.

☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.

☒ 5. PROVIDE A KNOX ACCESS SYSTEM:

☒ A. KNOX BOX

☐ B. PADLOCK

☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.

☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.

☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.

☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)

☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.

☒ 11. FIRE PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.

☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.

☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.

☐ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____

☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____

☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.

☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.

☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)

☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.

☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.

☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☒ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☒ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Barolo Place Condominiums Case 62-DR-2005

Phoenix, AZ 85023 Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Acanthus Architecture & Planning with a staff receipt date of 9/9/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Acanthus Architecture & Planning with a staff receipt date of 9/9/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by The McGough Group with a staff receipt date of 9/9/2005.
 - d. Open space for the site shall be consistent with the site plan worksheet submitted by Acanthus Architecture & Planning with a staff receipt date of 9/9/2005

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. Any exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. Windows shall be recessed to 50% of wall depth measured from the external face of glazing to the external face of wall, excluding external detailing.

ATTACHMENT B

Ordinance

A. *Building height shall not exceed 26' from average top of curb, as per zoning case #7-ZN-04.*

SITE DESIGN:**Ordinance**

- B. *Patio walls in required frontage open space shall not exceed 3 feet in height from grade.*
- C. *Provide a minimum 15-foot landscape buffer from north & east property lines, as per case #7-ZN-04.*
- D. *Provide a minimum building setback of 45 feet from the east property lines, except for the far southeast building, which may be 30 feet, as per case #7-ZN-04.*
- E. *Provide minimum building setback of 47 feet from north property line, except for the far northwest building, which may be 28 feet, as per zoning case #7-ZN-04.*
- F. *As per zoning case #7-ZN-04, developer shall provide a left-turn lane on 74th Street for southbound traffic prior to Certificate of Occupancy.*

OPEN SPACE:**DRB Stipulations**

- 11. *Revise site plan worksheet to graphically show private open space areas and private open space calculations, to the satisfaction of Final Plans staff.*

LANDSCAPE DESIGN:**DRB Stipulations**

- 12. *No trees shall be located within any utility easements.*

Ordinance

- G. *All trees along the north & east property lines shall be mature to screen buildings from adjacent single-family neighborhoods, as per case #7-ZN-04.*
- H. *Revise landscape plan to show water-intensive (turf) calculations, to the satisfaction of Final Plans staff.*
- I. *Fifty percent of proposed trees shall be mature, as defined in Article III of the Zoning Ordinance. For each building story over one (1), all required mature trees shall increase in caliper by one-half inch for multi-trunk trees, and 1 inch for single-trunk trees.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

- 13. *All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.*
- 14. *The individual luminaire lamp shall not exceed 250 watts.*
- 15. *All exterior light poles, pole fixtures, and yokes, including bollards, shall be a flat black or dark bronze.*
- 16. *Incorporate into the project's design, the following:*

Parking Lot and Site Lighting:

- a. *The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles.*
- b. *The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.*

- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
- d. Provide additional shielding on pole-mounted fixtures along north & east property lines, to the satisfaction of Final Plans staff.
- e. See ordinance requirements below.

Building Mounted Lighting:

- f. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- g. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
- h. See ordinance requirements below.

Landscape Lighting

- i. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- j. Landscaping lighting shall only be utilized to accent plant material.
- k. All landscape lighting directed upward, shall be aimed away from property line.
- l. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line. (Add only if proposed)
- m. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

Ordinance

- J. *Pole-mounted lighting shall be limited to fourteen (14) feet in height, except pole-mounted lighting located within fifteen (15) feet of the north and east property lines shall be limited to twelve (12) feet in height. Pole-mounted lighting shall be measured from finished grade at the base of the light standard to fixture lens, as per case #7-ZN-04.*
- K. *Building-mounted lighting shall not exceed twelve (12) feet in height, measured from the finished grade to fixture lens, as per case #7-ZN-04.*

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

- 17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- L. *Minimum of 4% of overall parking required shall be handicap accessible, including one or more unit garages if necessary. Show locations on final site plan, to the satisfaction of Final Plans staff.*

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

- 18. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:**Ordinance**

- M. *At the time of review, the applicable zoning case for the subject site was 7-ZN-04.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

19. Drainage report prepared by Wood, Patel and Associates, dated September 2, 2005, titled "Preliminary Drainage Report for Barolo Place Condominiums.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

20. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
21. Basin Configuration:
- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - c. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - d. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- N. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- O. On September 23, 2005, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development. This approval is based on the following conditions:
- (1) The project shall provide at least 33,000 cubic feet of detention basin stormwater runoff storage.
 - (2) Pay in lieu fees of \$43,651.00 into City of Scottsdale account number F6307 prior to pulling any building permits for this development.

- (3) The drainage improvements and requirements shall be in general conformance with the drainage report prepared by Wood, Patel and Associates, dated September 2, 2005, titled "Preliminary Drainage Report for Barolo Place Condominiums.
- P. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- Q. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- R. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Shea Boulevard	Major Arterial	65 feet half street (65 ft existing)	Existing	Vertical Curb and gutter	Construct 8 foot wide sidewalk
74 th Street	Minor collector	45 feet half street (45 feet existing)	Right turn and left turn deceleration turn lanes	Vertical Curb and gutter	Construct 6 foot wide sidewalk

DRB Stipulations

22. The internal streets shall be private. Provide emergency access fire lanes as required by the City Fire Dept.
23. The developer shall design and construct one driveway on 74th street in general conformance with COS DSPM figure 5.3-40 CH-2.
24. The developer shall construct directional sidewalk ramps at all driveways on 74th street.
25. The developer shall construct a mountable curb on Shea Boulevard at the emergency access entrance. Confirm type of curb with the City of Scottsdale Fire Department representative.
26. Entrance must be located at same alignment as drive across 74th St.
27. The developer shall construct a southbound left turn lane on 74th Street. Provide 100 feet of storage plus 50 feet transition. Reconstruct median and pavement a necessary.
28. The developer shall construct a northbound right-turn deceleration lane at the site entrance on 74th Street, in conformance with the Design Standards and Policies Manual.
29. The developer shall replace sidewalk along Shea frontage with 8-foot walk separated from curb as much as possible, and transition to existing adjacent sidewalks.
30. The developer shall provide sidewalk ramps generally as follows: to provide north-south access across entrance drive along 74th St. (but not to cross 74th St.), for north-south access at internal t-intersection of entrance drive, and for east-west access across internal drive both north and south of T-intersection to provide access to common areas.

Ordinance

- S. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:**DRB Stipulations**

31. The developer shall provide a minimum parking-aisle width of 24 feet, even at the knuckles where the DRB site plan shows the lane width to be 20 feet.
32. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
33. Use City standard bike racks, or get approval from Transportation department for alternate style.
34. Modify geometry of drive at southeasterly "knuckle" (where the emergency access entrance is located) to provide better flow of vehicular traffic and better visibility. May need to relocate refuse at this location.

Ordinance

- T. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

35. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
36. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Shea Boulevard and 74th Street except at the approved driveway location.
37. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**U. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

V. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

38. The developer shall construct three refuse enclosures per the City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.
39. Enclosures must:
- Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - Be positioned to facilitate collection without "backtracking."
 - Be easily accessible by a simple route.
 - Not require backing more than 35 feet.
 - Not be located on dead-end parking aisles.
 - Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

W. Refuse enclosures are required as follows:

- (1) One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

X. Underground vault-type containers are not allowed.

Y. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

Z. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

40. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

41. APPROVED BASIS OF DESIGN REPORT. The developer submitted a Basis of Design Report for Water to the City of Scottsdale for review, and Water Resources staff approved the report on May 28, 2004. The developer shall submit a copy of the approved Basis of Design Report for Water with the final improvement plans submittal to the Planning and Development Services Department.
42. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.

43. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

Ordinance

- AA. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

44. APPROVED BASIS OF DESIGN REPORT. The developer submitted a Basis of Design Report for Wastewater to the City of Scottsdale for review, and Water Resources staff approved the report on May 11, 2004. The developer shall submit a copy of the approved Basis of Design Report for Wastewater with the final improvement plans submittal to the Planning and Development Services Department.
45. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
46. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.
47. On-site sanitary sewer shall be privately owned and maintained.
48. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- BB. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

49. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- CC. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]